

Rockford Historic Preservation Commission

June 13, 2006 - 6:00 PM

Rockford City Hall, Conference Room B

MEMBERS PRESENT: Frank St. Angel, Laura Bachelder, Ald. Doug Mark, Jeanne Ludeke, Maureen Flanagan

MEMBERS ABSENT: Sally Faber

STAFF: Ginny Gregory, Sandra Hawthorne, Reid Montgomery

OTHERS: Pam Peterson, Chandler Anderson, Cameron McGroarty, Greg Smith, Jim Hilliger

The meeting was called to order at 6:00 PM by Chairman Frank St. Angel

NEW BUSINESS

Introduction of Reid Montgomery. Ginny introduced Reid Montgomery, the City's new Director of Community and Economic Development. He offered himself as a resource as issues come up in the future if he can be of assistance. He emphasized that he believes in the preservation concept.

Minutes

Maureen Flanagan made a **MOTION** to approve the minutes for May 9, 2006 as presented. The motion was seconded by Jeanne Ludeke and was **APPROVED** by a vote of 4-0

Certificates of Appropriateness

♦ 1403 Brownwood Drive

Pam Peterson, the owner of the property, stated that one side of the house had been damaged on April 30th by having a tree fall on it. Her insurance company cannot find a siding company that carries the aluminum siding that matches what is on her house, so will need to do the entire house. The existing aluminum siding has a natural wood grain pattern, and she would like to match that. The garage is not sided.

Ginny pointed out that the existing aluminum siding was installed with a Certificate of Appropriateness granted in 1985.

Jeanne Ludeke made a **MOTION** to **APPROVE** the application as submitted. Laura Bachelder seconded the motion which **CARRIED** by a vote of 4-0.

♦ 310 South First Street

Chandler Anderson explained that the front porch has a brick lower portion which he does not feel is original. He wants to redo the upper rail, add a new fascia and gutter, and put in a wood porch, a 1 x 1 rail on the skirt portion, with perhaps a 2 x 2 spindle. There was discussion of the need for something more definite on the design of the spindles and railings.

In the second phase, he will totally remove the side porch and entrance on the southwest side of the building as this entrance was not part of the house originally. The door that is there now will be replaced with a window matching existing windows.

Jeanne Ludeke made a **MOTION** to **APPROVE** demolition of the brick portion of the front porch as well as existing steps, replacing it with new wood decking and wood skirting for the porch, using 1 x 1 spindles for the porch skirting; and to remove the side porch and angled entrance on the southwest side of the house, replacing the existing door with a wood window matching other existing windows on that side in size and architectural detail. The motion was seconded by Maureen Flanagan and **APPROVED** by a vote of 4-0

(Ald. Doug Mark arrived.)

♦ **419 Grove Street**

Cameron McGroarty explained the deck being proposed for 419 Grove Street. He presented drawings showing location and a rough design for the railings and spindles. In response to a question, he indicated that the posts are not identical to those on the front porch, but are very close. There was some discussion as to whether the railing would have to meet code or simply match what is on the front porch. Ginny explained that since the deck is not a historic element of the house, code would probably have to be followed. She suggested Cameron check with the Building Department to be certain about this. Jeanne suggested using a chamfered edge on the corner posts. Cameron was willing to do this. Maureen said she wants to see more specifics on the hand rail and bottom part, as well as spacing and spindles. In response to a question, Cameron said the steps will be closed.

Jeanne Ludeke made a **MOTION** to **APPROVE** construction of a wood deck at the rear of the house as shown in the drawing presented at the meeting with the following stipulations: that the handrail and lower rail match the scale and proportion of those on the front porch; the spacing of spindles is to either equal the original spacing of spindles on the front porch or match current Building Code requirements; the height of the railing is to match Building Code requirements; and the box of the deck is to be wrapped with 1 x's so as to cover the deck boards. The motion was seconded by Ald. Doug Mark and **CARRIED** by a vote of 5-0.

♦ **539 Indian Terrace**

The applicant was not present. Ginny explained that the proposal is to put a decorative railing on the flat-roofed river room. Railings are proposed to be 22" high and 80" long with a post height of 25½". Frank felt that although it was not in fitting with the original design, it did add something to the house which has been modified many times. Jeanne Ludeke made a **MOTION** to **APPROVE** the application as submitted. The motion was seconded by Laura Bachelder and **CARRIED** by a vote of 5-0.

OLD BUSINESS

Certificate of Appropriateness – 208 South Second Street

Ginny reminded everyone that the metal chimney coming out of the side of the house is the issue. Owner Greg Smith indicated that he had spoken with others about putting it in the ceiling but prefers to keep it where it is so as not to run the risk of leaks through the roof. He reiterated his proposal to paint the chimney and see what HPC feels about it.

Ald. Mark stated that he had spoken with roofers and HVAC installers and was told things like this are put on flat roofs all the time. No one seemed to feel it was a big process. He went on to say that the side of the house is not appropriate because it is visible and HPC would not have approved it had he come to them originally. Mr. Smith pushed for painting the chimney and said if HPC did not like how it looked, he would move it. Maureen stated the focus was going through the roof as opposed to the side and that is the issue, not painting it. Frank and Doug felt their decision would not change if the pipe was painted. They preferred it be put on the roof rather than out of the side of the house. Mr. Smith agreed to abide by the Commission's decision. Ald. Mark made a **MOTION** to **APPROVE** venting the wood burning stove through the roof. The motion was seconded by Jeanne Ludeke and **CARRIED** by a vote of 5-0.

♦ Jim Hilliger, Winnebago County Health Department, Lead Inspector

As an introduction, Ginny explained the Health Department tells owners what lead paint problems exist in their homes and suggests ways to resolve those problems, but it does not tell them they have to put in vinyl windows. Jim Hilliger explained that he does a lead inspection and risk assessment of homes that are the primary residence of a child who tests positive for lead. He identifies lead hazards and presents options to owners as to what they can do. The best thing to do with windows is to replace them because of the lead dust that originates as well as the time consuming process to thoroughly redo lead painted windows. There are ways to manage the problem without replacement, but because the problem arises primarily from movable parts, the problem usually will return. (Ald. Mark left at this point, 7:10 PM.) The window trough generally has the highest amount of lead. Lead paint could not be used after 1978. He discussed the need for homeowners and others to work "lead safe" and distributed literature on the topic. For example, he said paint should be misted before scraping for safe removal. Ginny stated she would go through her notes from a recent seminar on the topic and make them available to the Commission as well as to Jim.

With no further business to come before the Commission, the meeting was adjourned at 7:45 PM.